



Document 2023 1800

Book 2023 Page 1800 Type 03 001 Pages 3
Date 8/03/2023 Time 2:18:18PM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$252.00 ANNO
Rev Stamp# 249 DOV# 250 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$158,000

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Mark A. Anderson and Amy L. Anderson, 3010 Don Lee Court, Des Moines, IA 50317

Return Document To: Mark A. Anderson and Amy L. Anderson, 3010 Don Lee Court, Des Moines, IA 50317

Grantors: Jose Contreras

Grantees: Mark A. Anderson and Amy L. Anderson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Fifty-Eight Thousand Dollar(s) and other valuable consideration, Jose Contreras, Single, does hereby Convey to Mark A. Anderson and Amy L. Anderson, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

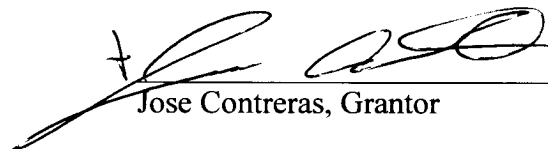
See Description Attached
Tract #1

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.


Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

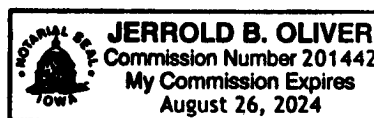
Dated: Aug 3, 2023


Jose Contreras, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Aug 3, 2023 by
Jose Contreras.


Signature of Notary Public



TRACT #1
DESCRIPTION

All that part of the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of Iowa Primary Highway #92, EXCEPT the West 147 feet thereof; AND EXCEPT a tract of land described as follows: Commencing at a point where the South line of Iowa Primary Highway #92 crosses the East line of said Section Twenty-nine (29), running thence South to the Southeast corner of the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-nine (29), being a distance of about 388.75 feet, thence West on the South line of said 20 acre tract $16\frac{1}{2}$ rods, thence North to the South line of said Primary Highway, being a distance of about 372.25 feet, thence in an Easterly direction along the South line of said Primary Highway to the place of beginning.